melvyn Danes ESTATE AGENTS

Cleeve Road

Yardley Wood

Offers Around £175,000

Description

In this most convenient location this semi detached house now requires full refurbishment and repair throughout.

There are local shops on nearby School Road or alternatively at Yardley Wood centre on the junction of Yardley Wood Road. Nearby at the Maypole there is a Sainsburys Superstore and other shopping facilities on the retail park.

Local bus services operate on Ravenshill Road, Yardley Wood Road and Priory Road giving access to Shirley, Solihull, Maypole, Kings Heath and the City of Birmingham. Yardley Wood train station is nearby offering services between Birmingham City centre and Stratford Upon Avon.

Accommodation

Set back from the road via a front garden, a UPVC front door opens into the hallway with stairs to the first floor, from the lounge is a kitchen diner with windows and door to the rear garden.

On the first floor there are three bedrooms and a bathroom.

The rear garden is of a generous size but requires considerable works.

HALL

LOUNGE

14'0 x 13'5 (4.27m x 4.09m)

KITCHEN DINER

16'8 x 9'5 (5.08m x 2.87m)

LANDING

BEDROOM 1

11'2 x 10'7 (3.40m x 3.23m)

BEDROOM 2

12'7 x 9'2 (3.84m x 2.79m)

BEDROOM 3

9'7 x 7'6 (2.92m x 2.29m)

BATHROOM

OVERGROWN REAR GARDEN

TENURE: We are advised that the property is Freehold

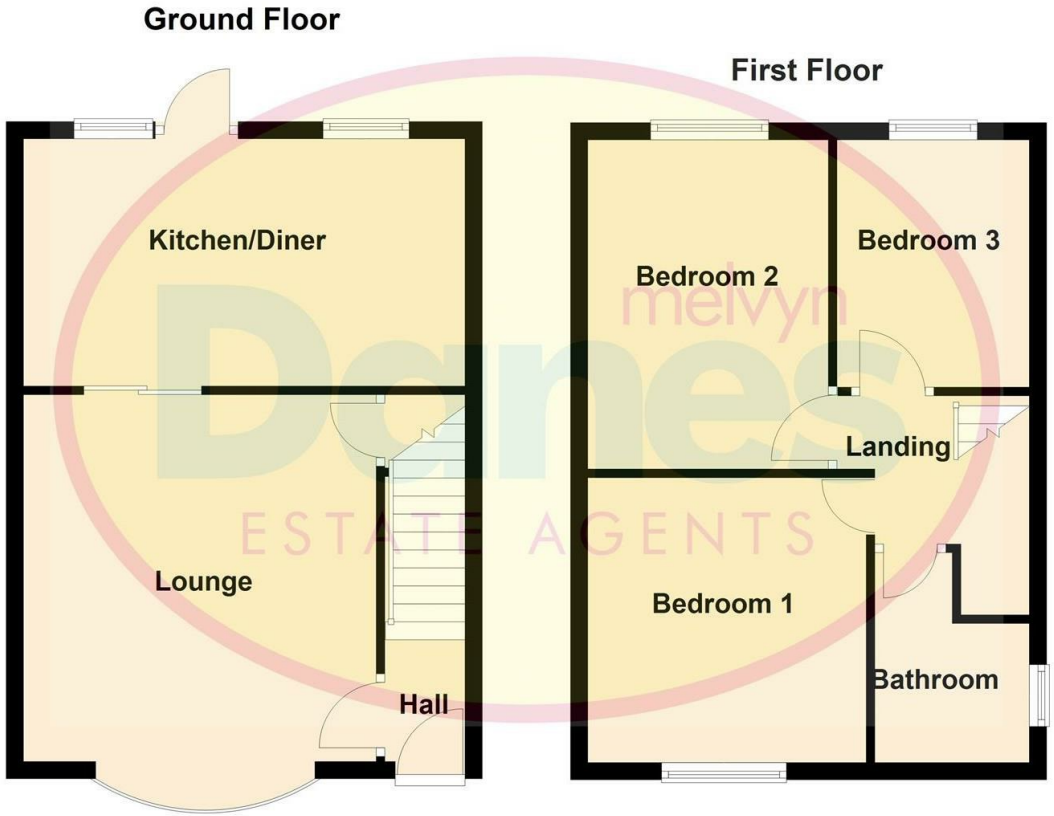
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 100 Mbps. Data taken from checker.ofcom.org.uk on 17/12/2024. Actual service availability at the property or speeds received may be different.

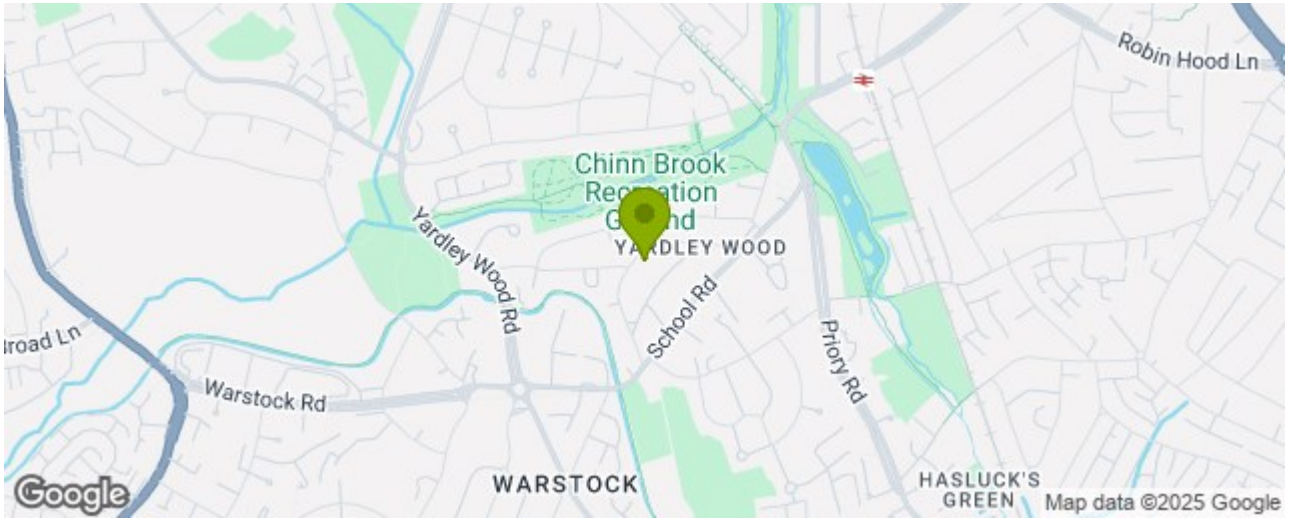
MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on provider (data taken from checker.ofcom.org.uk on 17/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





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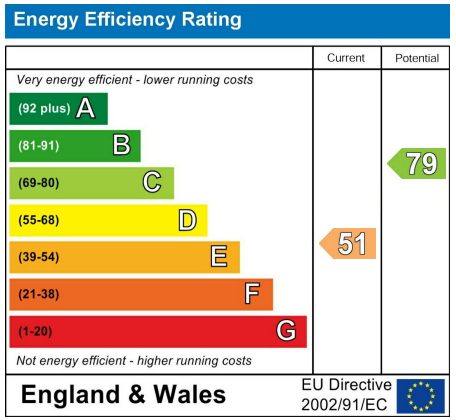
Council Tax Band: B



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.